CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

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San Francisco Department of City Planning, April, 1969

PREFACE

This is the fourth in the series of annual reports on the changes in the San Francisco Housing Inventory. The series began with the publication in 1967 of the review of the years 1960-1966 and has continued each year. The substance of this year's report, like its predecessors, is concerned with new housing construction, demolition, and the resulting net change in the City's stock. 1969 marks the end of the decade, a brief review of ten years' activity in housing construction is added as are recommendations for the expansion of the scope of the report. Accompanying this year's report is a request for comments on the scope and substance of the series. 1970 is the year of the Census of Population and Housing and, thus, an appropriate year to begin modifications which will improve the service this report offers. We hope that interested users of the report will respond and make suggestions about the report which can be incorporated in subsequent reports.

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T A B L E S--Continued

I L L U S T R A T I O N S

A P P E N D I X T A B L E S

S U M M A R Y

1. In 1969, the end of the decade, the City experienced the smallest annual net addition to the housing stock in ten years. Although 1,365 units of new construction were completed, their effect was diminished by 898 removals. The consequent net gain was only 467 units.

2. Of the 898 units removed from stock, public actions accounted for 580. Although demolitions have increased over the previous year, the share of the units demolished by public action declined from about 70 percent in 1968 to 63 percent in 1969.

3. During 1969, the City of San Francisco suffered a net loss of 15 units of single-family housing, 118 of two-, and 123 units of three-family housing. The net gain for the City was made in the 4-or-more-unit categories, the largest being in the 20-or-more-unit structure with 575 units.

4. Although public action was responsible for a large share of demolition in the year, it also was the major contributor to the completion of housing units in 1969. Of the 1,365 units indicated completed, units in Diamond Heights and Western Addition projects accounted for 793 units, or more than half of the year's production. Some 493 units were in the moderate-income category.

5. The production of single-family housing in San Francisco amounted to 69 units in 1969, including those constructed in redevelopment project areas. By comparison, 6,812 single-family units were constructed in Santa Clara County, and 502 in Napa County, whose overall volume trailed San Francisco. A decreasing supply of available land, increasing construction costs, and the consequent trend toward higher density indicate the opportunity for new single-family housing in the City may have reached its effective limit.

6. A vacancy survey conducted for the Department of City Planning and corroborated by a postal vacancy survey made at about the same time confirmed a 2.3 percent vacancy rate in the multi-family units, and that significant blocks of vacant available units were not to be had for less than $100 per month rental. The survey further confirmed the difficulties of finding a place to live in San Francisco for those with families and/or special requirements.

7. Prospects for the construction of new housing in San Francisco continued unpromising throughout 1969. The attempts to find

local solutions to the housing problem continued to be frustrated by factors largely beyond local control.

I N T R O D U C T I O N

Background

In 1965, the report on the San Francisco Community Renewal Program contained a recommendation that information on four items of housing data be maintained as "key symptomatic indicators" of activity in the housing market and signals for public action. These were (1) permits for improvements; (2) permits for new houses; (3) vacancy surveys; and (4) housing price indexes. In 1966, the Department of City Planning began a review of all new construction and demolition permits issued since 1960 in order that changes in the inventory of housing by units, type, and area of the City could be recorded. In that same year, the Department cooperated with the Northern California Committee for Real Estate Research, an affiliate of the Bay Area Council, to produce the first major vacancy survey of the City. A start was made to develop and maintain the key symptomatic indicators suggested in the Community Renewal Program report.

Since the publication of the first report, covering the years 1960 to 1966, the Department has continued the work on an annual basis. In 1967, the addition of the estimated cost of new housing based on construction permits was added to the report. More emphasis has been given the role of renewal efforts in providing low- and moderate-income housing. In 1969, an extensive survey of the City's housing stock was made by the consulting firm of David Bradwell and Associates under contract to the Department of City Planning. This survey, which relied upon the assistance of the Northern California Committee for Real Estate Research and the cooperation of governmental agencies, particularly the Assessor's office, brought vacancy information up to date and studied many other aspects of the City's housing market.*

The original purpose of the report, to assemble sources of information on new construction and demolition and to publish the findings in a single annual report, has undergone modification and improvement as sources of information and the ability to deal with them increases. However, the scope of the report still falls short of the need for housing information. It is not yet possible to consider permits for improvements or to maintain comprehensive information on housing price indexes, which would include the costs of land, of the sales of structures, and of changes in rental. Vacancy surveys, such as the one just conducted, are

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*Survey of Housing, Housing Report 3, San Francisco Department of City Planning, December, 1969.

expensive and difficult, and no simple indicator is available to take their place. One of the major considerations of this report is, therefore, what information should be collected in addition to that already presented, and how the scope of the report should be changed, and what new purposes should it serve.

Scope of the Report -- Present and Proposed

The scope of the present report, like its predecessors, has been limited to the presentation of information compiled from the records of the Bureau of Building Inspection and that supplied by the San Francisco Housing Authority, the San Francisco Redevelopment Agency, Bay Area Rapid Transit District, and the State Division of Highways. The principal information presented concerns the number of units by type and by area added to or removed from the housing inventory, with some exceptions. Notable among exceptions is information about residential hotels and other group living quarters not usually classified as dwelling units. The limitation of scope to this subject matter has been a matter of necessity rather than desire. At the present time, only this information can be collected with the limited resources at the disposal of the Department and lacking a comprehensive city-wide information system.*

The reports have been extensively used by both public agencies and private concerns in the several years of their publication. A partial list of users and uses includes:

1. Evaluation of the San Francisco Simulation Model
2. Bay Area Systems Simulation Study
3. Association of Bay Area Governments, Regional Housing Study
4. United States Bureau of the Census
5. Bay Area Transportation Study Commission
6. The South Bayshore Study, Department of City Planning
7. The Wisconsin Street Housing Study, Department of City Planning
8. The Workable Program for San Francisco
9. The Task Force for a Really Workable Program
10. The Human Rights Commission of San Francisco
11. The Office of the Mayor of San Francisco
12. The San Francisco Redevelopment Agency
13. The consultants for the Community Shelter Program

* This Department proposed such a system in its report, Achieving a Common Information System, San Francisco Department of City Planning, February, 1969. The present series of reports and the modified land use survey may serve as important components of such a system.

14. The Pacific Telephone Company
15. The Sewer Service Charges Study, San Francisco Department of Public Works
16. Various private consultants and citizen's organizations

One of the significant uses of the information contained in the reports has been in the preparation of the proposed Improvement Plan for Residence, to be published later this year. The implications which may be drawn from the data concerning the changes in housing stock provide a factual basis for a number of the programs and policies set forth in the Improvement Plan.

The information contained in the reports has had wide and demonstrable usage. It has become apparent that, data and analytical resources available, even more information could be incorporated in the report and would be desirable from the standpoint of the users. For example, the Department issued its Survey of Housing report which contained the first vacancy rate study in three years. Yet the requirements of various programs, among them the Workable Program for Renewal Funds, indicate a more frequent assessment of the City's vacant units would be desirable. In the same study, representative rents by type of unit were also analyzed and trends over time compared. This, too, is useful information for both public and private users. From the records of the Bureau of Building Inspection, useful information could be produced about the investment in alterations to structures and about relative investment in areas of the City. In 1970, the Census questionnaire will contain no item appraising the condition or quality of structures. While the Census information about the condition of structures has often been criticized, to this time it has represented the only general and relatively uniform evidence about the quality of buildings. If the City is to possess necessary information about the quality as well as the quantity of buildings, it will be necessary to develop that information locally.

The preceding items which might be added to the Department's regular inventory of housing change is not complete. However to expand the scope of the report requires both an enhancement of the ability to collect, retrieve, and analyze information and the desire of various City agencies to participate in the system. Such a system has been proposed by this Department in its report, Achieving a Common Information System, made public in February, 1969.

In its format, this report like its predecessors discusses the overall new construction, demolition, and the resultant net change for 1969. A revision of individual districts follows, coupled with a general analysis of the implications for the housing stock of the year's activity.

Net Change

The net change in the housing inventory for 1969 was the lowest increase during the ten-year period.

TABLE 1

NET CHANGE IN HOUSING STRUCTURES AND UNITS, 1969*

Structure Type	No. of Structures	No. of Units
Single family	-15	-15
2	-59	-118
3	-41	-123
4	+5	+20
5- 9	+7	+46
10-19	+6	+82
20 or more	+8	+575
Total	-89	+467

*New construction minus demolitions.

Source: San Francisco Department of City Planning, 1970

As in 1968, the net increase in the number of dwelling units was accompanied by a decrease in the number of structures. The pattern of increase in units and decrease in structures accentuated the trend which began in 1968. The most severe losses in both structures and units appeared in the one, two, and three unit category. The major share of the net increase in both structures and in units was in the 20-or-more-unit category. The reasons cited in the 1968 report for the net decline in the number of structures and the small increase in units are apparently valid for 1969: (1) a rate of demolition of structures greater than new construction to replace them; and (2) a concentration of construction effort in the 20-or-more-unit building or complex. Given

current market conditions which do not favor the construction of lower density housing on relatively expensive land at high loan and construction costs, this is hardly surprising. It is noteworthy that during the last year, San Francisco issued building permits* for a mere 77 single-family units according to the Department of Commerce Construction Reports. Napa County, lowest in total building volume, issued 502 single-family permits; while Santa Clara County, leading in the total volume of units, issued nearly 7,000 permits alone for single-family homes. The implication would seem to be that San Francisco's ability to provide new single-family homes in quantity has probably reached its limit, except for those areas where substantial reduction in land costs are possible.

In the following table, the net changes for 1969 are combined with the 1968 totals to produce the general housing composition as of December 31, 1969.

TABLE 2

SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1969

Structure Type	No. of Units	Percent	Percent Increase 1960-1969
Single family	112,326	34	2
2	38,021	11	-
3-4	32,463	10	3
5-9	36,961	11	11
10+	111,856	34	15
Total	331,627	100	6.7

Source: San Francisco Department of City Planning, 1970.

* Building permits are recorded at issuance; the data upon which this report is based are the certificates of final completion which are issued only when the construction is completed and the building is presumed ready for occupancy.

In its composition, the housing stock has not changed in the past year. The net increase of the stock amounted to a tenth of one percent, bringing the ten-year growth to 6.7 percent; thus, making the annual average net increase for the decade about two-thirds of one percent per year. Analysis later in the report will deal more specifically with the differential rates of growth during the ten years.

New Construction

In the 1968 report, concern was expressed over the volume of new construction completed during that year. It was stated that the low rate of new construction in place (1,406 units) would hinder the replacement of obsolescent and substandard stock, impede the filtering process, a housing resource for low-income families, and further reduce the choices open to the housing consumer. San Francisco, in 1969, could not respond to a crisis in the housing market, freely acknowledged to be national in scope and the severest since the Second World War. Fewer units were completed (1,365) than in the preceding year. Only in 1967 was the rate of production lower, and, as noted earlier, demolition in 1969 accounted for more units than 1968, thereby reducing the net addition to the housing inventory. The total output for the past three years (3,968 units) accounts for less than 15 percent of the decade's total of completed housing and is numerically less than either of the peak completion years, 1964 and 1965. It will be recalled that the consultants for the San Francisco Community Renewal Program estimated that in order to provide for adequate middle-, moderate-, and low-income housing and to renew the standing stock, a production rate of 3,400 units per year would be required for the six-year period commencing in 1966. This goal has been frequently criticized as inordinately high, given the land resources of the City and the present pattern of density, but in light of the past few years, it is no longer even realistic or attainable. The vacancy survey, completed in 1969 for the Department of City Planning, indicated an overall rate of 2.3 percent for all multi-family (two or more units per structure). A conventional rule of thumb in most housing analyses is that a rate of 5 percent is necessary to facilitate the normal process of turnover in the housing market. Clearly, the local housing market reflects all of the constraints suffered on the national level; shortages of ready loan funds at reasonable interest rates; consumers lacking the means for effective demand; inflationary building costs. To add to those difficulties, the resource of land available for new development simply does not exist in San Francisco any more.

Reference to the year's construction in the nine-county Bay Area serves to highlight the activity of the local housing market. A cursory inspection of the following table reveals interesting trends in the Bay Area. The two counties in which the average

TABLE 3

SAN FRANCISCO BAY AREA
NUMBER OF NEW HOUSING UNITS AUTHORIZED
BY BUILDING PERMITS 1969

County	Single-family	Multi-family	Total	Estimated Cost (Millions)	Unit Cost	Percent Single-Family of Total
Alameda	4,028	4,496	8,524	$133.4	$16,000	47
Contra Costa	2,862	3,485	6,347	102.3	16,150	45
Marin	933	699	1,632	37.2	22,400	58
San Francisco	77	782	859	15.9	18,500	10
San Mateo	1,660	1,438	3,098	62.9	20,400	54
Santa Clara	6,812	11,792	18,604	265.2	14,200	37
Napa	502	229	731	13.4	18,000	69
Solano	721	461	1,182	17.7	14,900	61
Sonoma	1,571	804	2,375	41.2	17,400	66
Total	19,166	24,186	43,352	689.2		

Source: Construction Reports, Authorized Construction -- San Francisco Bay Area, SF C 12, January 1970, Department of Commerce, San Francisco Field Office.

Note: Figures in this table will not correspond with those presented in the balance of this report. The above figures are construction authorized in the calendar year, 1969, not necessarily completed. The latter is the case for figures given in the rest of this report unless noted.

unit cost is higher than San Francisco, Marin and San Mateo, are in close proximity to the City in which the dominant mode was the single-family home. Land costs and the housing type would account for the higher unit cost. In Santa Clara County, at the other extreme, the largest volume for the lowest cost represents a decided change in housing trends. For many years, construction there has been dominated by the single-family dwelling and now is

giving way to higher density housing. Santa Clara, next to San Francisco, had the lowest ratio of single-family to total units authorized, though in absolute numbers it had the largest volume. The low unit costs may be accounted for by lower land acquisition costs and the economy of scale introduced by the construction of multi-family units. Variations in other parts of the Bay Area may be accounted for by their distance from the main urban development and the mix of housing constructed. Placed in the regional context, San Francisco led only Napa County in total volume of construction, and despite its tendency toward high density, its cost per unit of housing was third in the nine counties. This reflects not only the cost of constructing housing in the City, but as has been noted elsewhere, the unwillingness of the builder to place inexpensive units (unless subsidized) on expensive land. Clearly, the major resource of single-family housing is now in the suburbs and the trend appears irreversible. The other fact of urbanization is that major additions to housing stock will be made in those counties in which there is access to the major metrolitan centers and a supply of land ready to develop. In this sense, San Francisco's housing stock may be said to have reached its practical maximum. Additions to the stock will either be in amounts necessary to replace obsolete or substandard stock or reflect major changes in housing density for various parts of the City.

In the following table, the mix of residential construction for 1969 reveals the continuing reinforcement of the high-density development. Though the major share of structures (35 percent) were single-family dwellings, the major share of units (54 percent) were found in structures of 20 or more units. The figure of 69 units of single-family housing constructed during the past year is approximately half that of the previous year, then recorded as the lowest addition during the decade. This year, 95 percent of all housing units were constructed in multi-family dwellings.

TABLE 4

RESIDENTIAL CONSTRUCTION, 1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY STRUCTURE TYPE

Structure Type	Number of Structures	Percent	Number of Units	Percent
Single family	69	35.4	69	5.1
2	26	13.3	52	3.8
3	15	7.7	45	3.3
4	30	15.4	120	8.8
5 - 9	32	16.4	204	14.9
10-19	10	5.1	135	9.9
20+	13	6.7	740	54.2
Total	195	100.0	1,365	100.0

Source: San Francisco Department of City Planning

The previous analysis of building costs for the Bay Area is further modified by the data available from local files with respect to the type of building constructed. The costs do not exactly correspond to the regional figures owing to the difference in reporting period and to the revision of estimated costs at the time of the permit issuance and final costs.

In 1968, the estimated cost of a single-family house was $30,919 and in 1969 $35,245, an increase of about 16 percent. Costs in all categories except for two- and three-unit buildings increased over the previous year, the most significant jump being in the estimated costs of building a unit in a large apartment complex. In the 20-or-more-unit category, the cost increased from $14,727 in 1968 to $20,546 in 1969, an increase of 30 percent. The difficulty in providing low- and moderate-income housing, or in the construction of middle-income, single-family housing has not diminished in the least and shows signs of becoming even more difficult in the market as it now stands.

TABLE 5

ESTIMATED COSTS OF CONSTRUCTION PER STRUCTURE AND UNIT BY STRUCTURE TYPE

Structure	Total Est. Cost	Average Cost/Str.	Average Cost/Unit
Single family	2,431,933	35,245	35,245
2	1,189,700	45,757	22,878
3	867,800	57,853	19,284
4	1,977,100	65,903	16,475
5 - 9	3,157,300	98,665	15,476
10-19	2,068,900	206,890	15,325
20+	15,204,678	1,169,590	20,546
Total	26,896,611	137,935	19,704

Source: San Francisco Department of City Planning, 1970. From records of completed new construction in the Bureau of Building Inspection, Department of Public Works.

Demolition

The demolition of housing in 1969 exceeded that of any previous year during the decade. A total of 898 units were demolished during the year of which public agencies accounted for 570, or approximately 63 percent, and the private market the balance. As noted in the 1968 report, the removal of housing units in the absence of substantial new construction to offset the losses, especially of low- and moderate-income housing presents a difficult dilemma. Many of the units removed from the stock, especially those resulting from public actions, are substandard in some respect and should be replaced by suitable housing. Unfortunately, the replacement, particularly of the moderate- and low-income unit in San Francisco is impeded by a number of constraints mentioned in the preceding section on new construction. Federal programs now demand and public agencies are attempting to guarantee one for one replacement. Even the private market has been affected by the concern over the removal of housing units for

those who cannot provide adequate replacement for themselves.* In a later section of the report, the programs for providing low- and moderate-income housing by the San Francisco Redevelopment Agency will be described as a major effort to meet the problems created by the need to renew the housing stock. However, one disturbing factor is the increase of private demolition over the previous year. In 1968, a total of 628 units were demolished, and of these 189 were removed by the private market. In 1969, of the 898 units removed, the private sector accounted for 328, an increase of 75 percent over the previous year. While the rationale for public removal of structures from the stock is the need for renewal, reasons in the private market may vary widely. Unsound buildings may be removed because to rehabilitate them would be inordinately expensive; sound buildings may give way to a more profitable use. Often the single-family home has been the principal target in new development, its demolition being replaced by the more profitable apartment house. The following table presents the breakdown of demolished units by structure type.

TABLE 6

DEMOLITIONS, 1969
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY STRUCTURE TYPE

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single family	84	29.6	84	9.4
2	85	29.9	170	18.9
3	56	19.7	168	18.7
4	25	8.8	100	11.1
5 - 9	25	8.8	158	17.6
10-19	4	1.4	53	5.9
20+	5	1.8	165	18.4
Total	284	100.0	898	100.0

Source: San Francisco Department of City Planning, 1970.

*The attempt to remove the International Hotel and to make a parking structure in its stead created public pressure which preserved this housing resource for elderly Filipino men until other quarters can be found.

Lower density structures suffered the greatest attrition. Nearly 80 percent of the structures demolished contained three or fewer units. Units tended to be more generally diffused, though the largest absolute loss was in the two-family category.

Demolition through public action increased last year, from 439 units in 1968 to 570. Of the units removed, 14 were the result of action by the Department of Public Works and the balance by the San Francisco Redevelopment Agency. In this respect it should be noted that some of the units removed by the Redevelopment Agency have been condemned and ordered vacated by the Department of Public Works for a considerable time prior to their demolition. It is impossible to estimate the number of these units, but spokesmen for the Agency indicate that in the Western Addition, where most of the demolition occurred, this occurrence is not infrequent. This year no units were removed through the action of either the State Division of Highways or the Bay Area Rapid Transit District. As mentioned above, a supplementary appendix will be included in this report to indicate the extent of construction in renewal project areas offsetting the loss of units.

TABLE 7

DEMOLITION BY PUBLIC ACTION, 1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY STRUCTURE TYPE

Structure	No. of Structures	Percent	No. of Units	Percent
Single family	22	12.9	22	3.8
2	52	30.4	104	18.2
3	53	30.9	159	27.9
4	21	12.3	84	14.7
5 - 9	19	11.1	119	20.9
10-19	2	1.2	25	4.4
20+	2	1.2	57	10.0
Total	171	100.0	570	100.0

Source: San Francisco Department of City Planning, 1970.

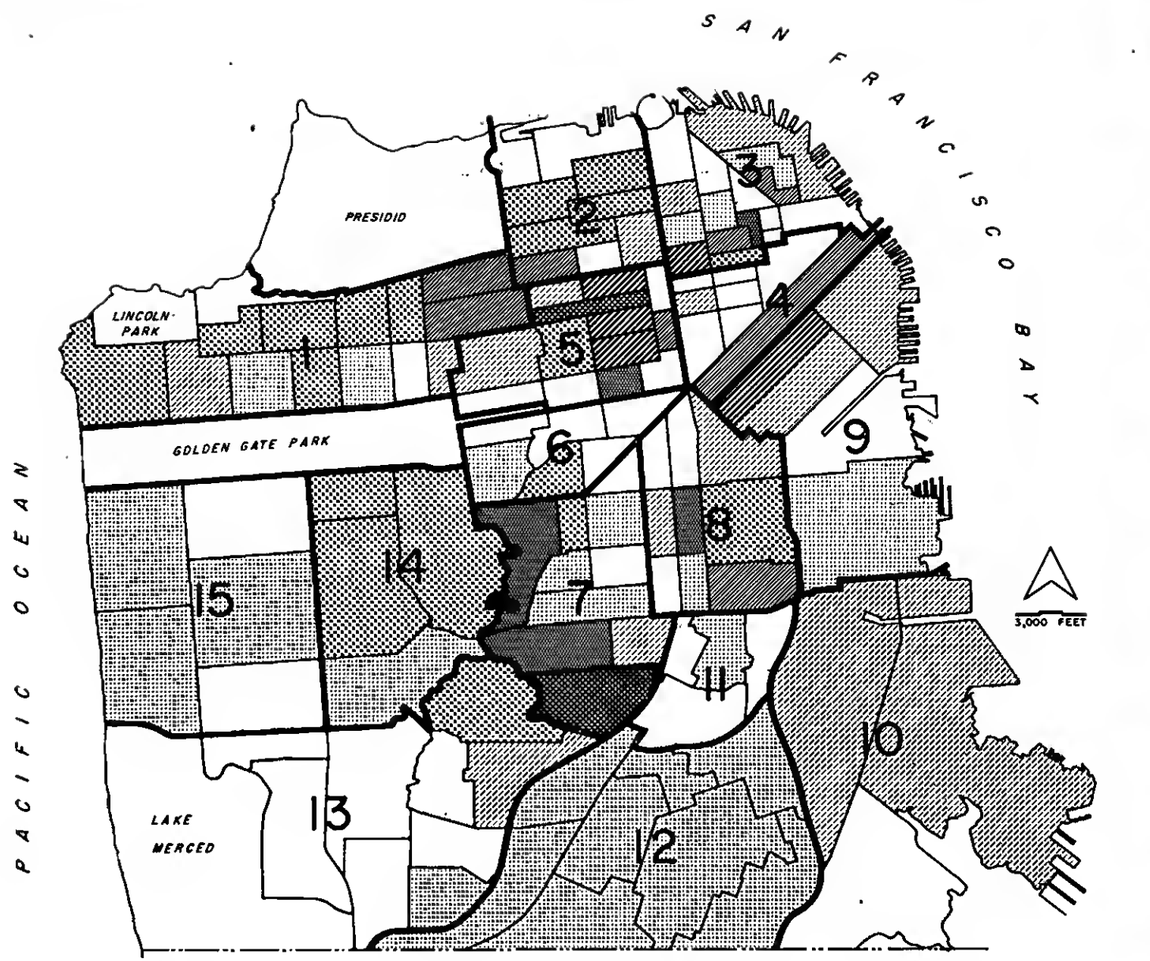
Conversions

As in previous years, the net change resulting from legal conversions was small. It amounted to a loss of 24 units and these were distributed in a generally random pattern throughout the City. No account can be taken of illegal conversions which escape the attention of the building inspection staff. These, and the doubling of families in units may be, in actuality, a significant housing resource. However, no records exist upon which to base analysis of the number of such units.

CHANGES IN THE HOUSING INVENTORY BY DISTRICT

This section of the report illustrates changes in the housing inventory by various districts in San Francisco. For purposes of analysis, the City has been divided into fifteen districts or planning divisions. Each of the areas has been further subdivided into census tracts to illustrate differences in activity within districts. Following the district maps and tables is a summary of the most significant area changes. Detailed tables of net change, new construction, and demolition by individual census tracts are provided in the appendix. This statistical information furnishes a complete tabulation of all changes in the housing inventory which have occurred since the 1960 U.S. Census.

As could be expected, there are significant differences in the changes occurring in the various districts of the City. Perhaps of greatest significance is the fact that most areas have undergone little change. The differences among districts are indicated in the following tables in terms of changes in total units and changes in units by structure types. Separate tables are presented for net change, new construction, and demolition.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1969
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
-26 TO -245	5
-6 TO -25	8
-1 TO -5	16
0	47
1 TO 5	25
6 TO 25	19
26 TO 125	5
126 TO 255	2

DIVISIONS
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 8

SAN FRANCISCO DISTRICTS IN RANK ORDER
OF NET CHANGE IN HOUSING UNITS, 1969

Rank	Map	District	No. of Units
1	7	Central	225
2	1	Richmond	75
3	8	Mission	67
4	3	Northeast	66
5	2	Marina	47
6	14	Inner Sunset	31
7	6	Buena Vista	20
8	12	South Central	17
9	13	Ingleside	9
10	15	Outer Sunset	7
11	5	Western Addition	2
12	11	Bernal Heights	1
13	10	South Bayshore	-4
14	4	Downtown	-11
15	9	South of Market	-85
Total			467

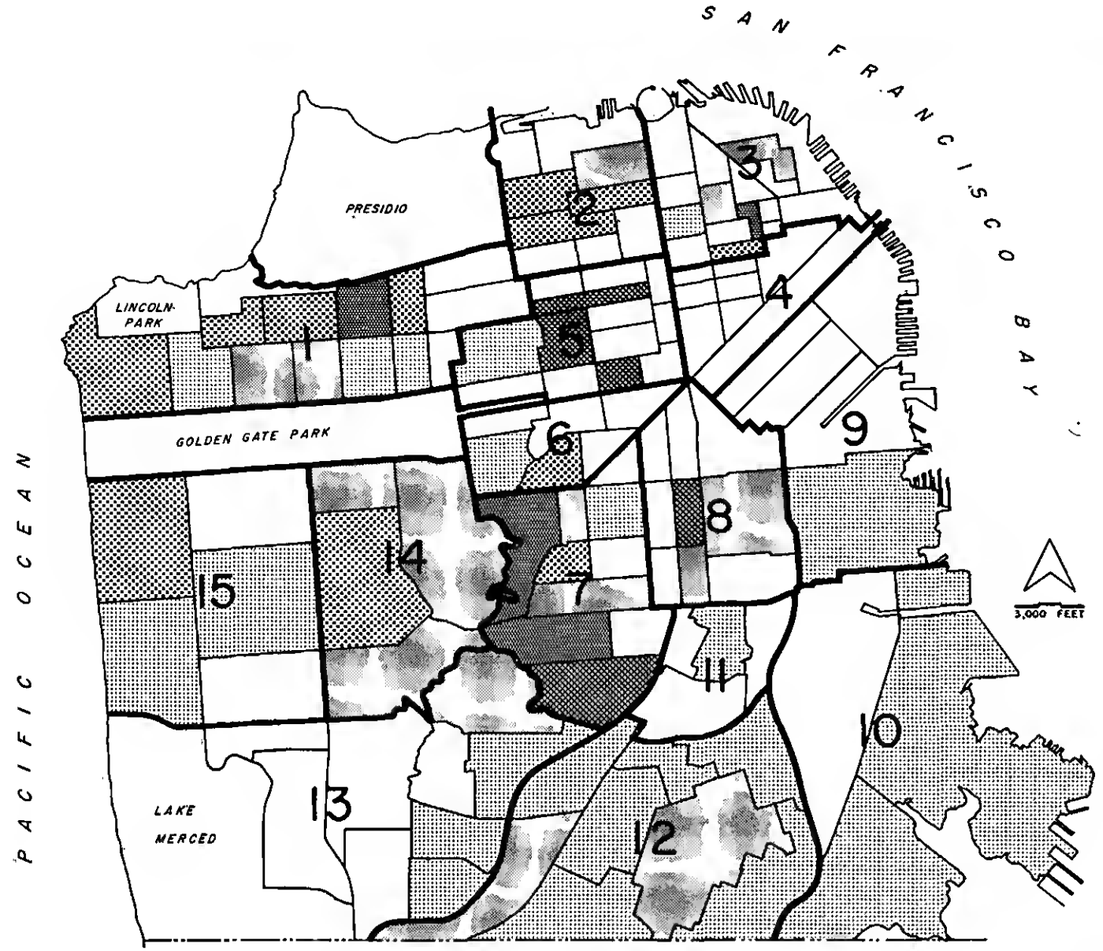
Source: San Francisco Department of City Planning, 1970.

TABLE 9

San Francisco Districts in Rank Order of Net Change in Housing by Structure Type, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	17	Central	63	Central	108	Central	49	W. Addition	349
2	South Central	10	Richmond	49	Richmond	25	W. Addition	45	Northeast	91
3	Ingleside	9	Buena Vista	20	Mission	13	Richmond	0	Mission	70
4	Central	5	Outer Sunset	10	Inner Sunset	11	Marina	0	Marina	45
5	Marina	2	South Central	5	Outer Sunset	6	Downtown	0	Richmond	20
6	Bernal Heights	1	Inner Sunset	3	Marina	2	Buena Vista	0	Downtown	0
7	Buena Vista	0	Bernal Heights	0	South Central	2	Mission	0	Buena Vista	0
8	Downtown	-1	Ingleside	0	Downtown	0	South of Market	0	Central	0
9	South of Market	-2	Marina	-2	Buena Vista	0	South Bayshore	0	South of Market	0
10	South Bayshore	-2	Northeast	-2	South Bayshore	0	Bernal Heights	0	South Bayshore	0
11	Northeast	-3	South Bayshore	-2	Bernal Heights	0	South Central	0	Bernal Heights	0
12	Mission	-5	Downtown	-10	Ingleside	0	Ingleside	0	South Central	0
13	Outer Sunset	-9	Mission	-11	Northeast	-8	Inner Sunset	0	Ingleside	0
14	W. Addition	-18	South of Market	-65	South of Market	-18	Outer Sunset	0	Inner Sunset	0
15	Richmond	-19	W. Addition	-279	W. Addition	-95	Northeast	-15	Outer Sunset	0
Totals		-15		-221		46		82		575

Source: San Francisco Department of City Planning, 1970



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1969
NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	69
1 TO 4	22
5 TO 9	15
10 TO 24	12
25 TO 99	4
100 TO 300	5

DIVISIONS
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 10

SAN FRANCISCO DISTRICTS IN RANK ORDER OF NUMBER AND PERCENT OF UNITS CONSTRUCTED, 1969

District	Rank	No. of Units	Percent
Western Addition	1	522	38.2
Central	2	238	17.4
Mission	3	147	10.8
Richmond	4	140	10.3
Northeast	5	126	9.2
Marina	6	66	4.8
Inner Sunset	7	36	2.6
South Central	8	30	2.2
Buena Vista	9	21	1.5
Outer Sunset	10	20	1.5
Ingleside	11	14	1.0
South Bayshore	12	3	0.3
South of Market	13	1	0.1
Bernal Heights	14	1	0.1
Downtown	15	0	0.0
Total		1,365	100.0

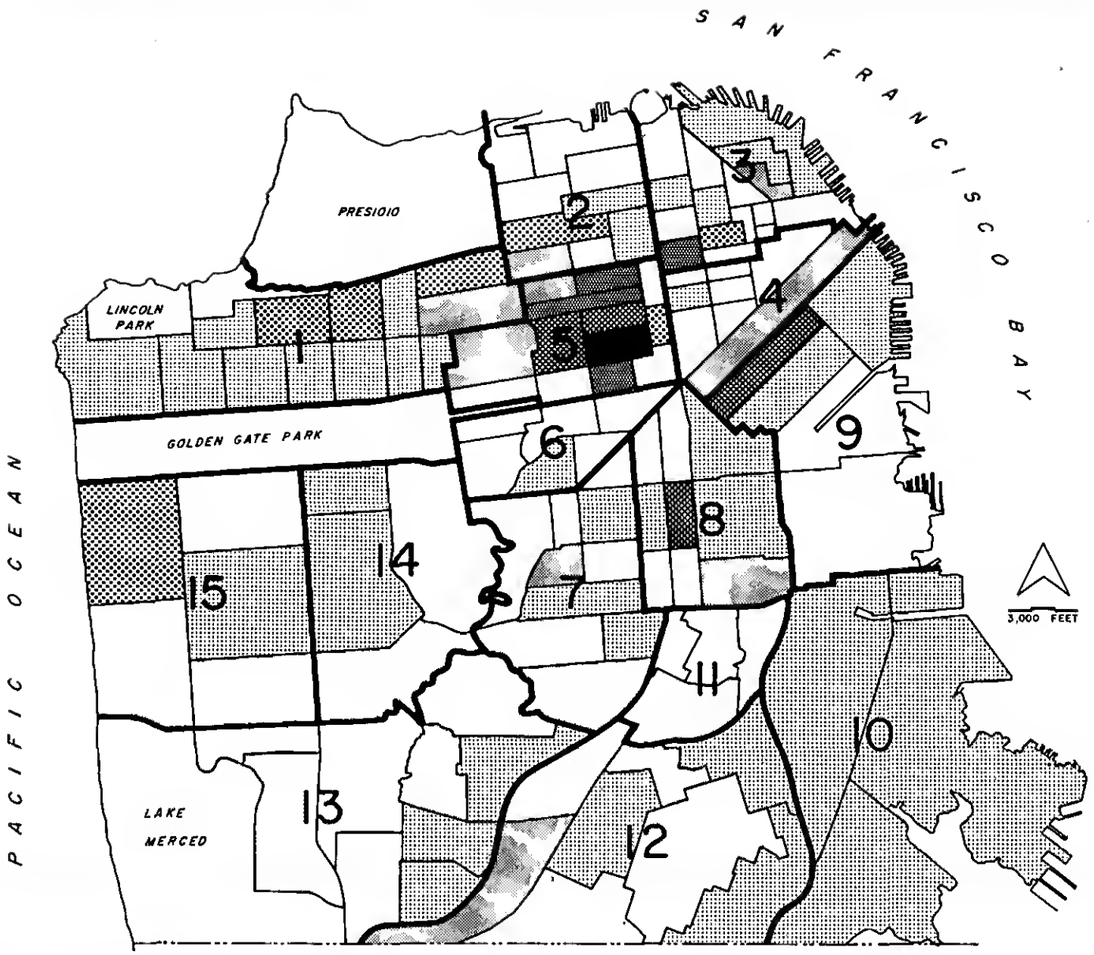
Source: San Francisco Department of City Planning, 1970.

TABLE 11

San Francisco Districts in Rank Order of Units Constructed by Structure Type, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Inner Sunset	20	Richmond	85	Central	108	W. Addition	86	W. Addition	426
2	South Central	16	Central	73	Richmond	33	Central	49	Mission	134
3	Ingleside	12	Buena Vista	20	Marina	15	Richmond	0	Northeast	45
4	Central	8	Outer Sunset	14	Mission	13	Marina	0	Marina	45
5	Marina	4	South Central	7	Inner Sunset	11	Northeast	0	Richmond	20
6	South Bayshore	3	Northeast	5	South Central	7	Downtown	0	Downtown	0
7	Richmond	2	Inner Sunset	5	W. Addition	6	Buena Vista	0	Buena Vista	0
8	Northeast	1	W. Addition	4	Outer Sunset	6	Mission	0	Central	0
9	Buena Vista	1	Marina	2	Northeast	5	South of Market	0	South of Market	0
10	South of Market	1	Ingleside	2	Downtown	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	1	Downtown	0	Buena Vista	0	Bernal Heights	0	Bernal Heights	0
12	Downtown	0	Mission	0	South of Market	0	South Central	0	South Central	0
13	W. Addition	0	South of Market	0	South Bayshore	0	Ingleside	0	Ingleside	0
14	Mission	0	South Bayshore	0	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Bernal Heights	0	Ingleside	0	Outer Sunset	0	Outer Sunset	0
Totals		69		217		204		135		740

Source: San Francisco Department of City Planning, 1970



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1969

NUMBER OF HOUSING UNITS BY DIVISION AND CENSUS TRACT

	NUMBER OF TRACTS
0	65
1 TO 4	37
5 TO 9	9
10 TO 19	7
20 TO 49	4
50 TO 99	4
100 TO 245	1

DIVISIONS
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 12

SAN FRANCISCO DISTRICTS IN RANK ORDER OF UNITS DEMOLISHED, 1969

Rank	Map No.	Districts	No. of Units
1	5	Western Addition	520
2	9	South of Market	86
3	8	Mission	80
4	1	Richmond	65
5	3	Northeast	60
6	2	Marina	19
7	7	Central	13
8	12	South Central	13
9	15	Outer Sunset	13
10	4	Downtown	11
11	10	South Bayshore	7
12	13	Ingleside	5
13	14	Inner Sunset	5
14	6	Buena Vista	1
15	11	Bernal Heights	0
Total			898

Source: San Francisco Department of City Planning, 1970

TABLE 13

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1969

Rank	Structure Type									
	Single Family		2-4		5-9		10-19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	21	W. Addition	283	W. Addition	101	W. Addition	41	W. Addition	77
2	W. Addition	18	South of Market	65	South of Market	18	Northeast	12	Mission	64
3	Outer Sunset	9	Richmond	36	Marina	13	Richmond	0	Northeast	24
4	South Central	6	Mission	11	Northeast	13	Marina	0	Richmond	0
5	Mission	5	Downtown	10	Richmond	8	Downtown	0	Marina	0
6	South Bayshore	5	Central	10	South Central	5	Buena Vista	0	Downtown	0
7	Northeast	4	Northeast	7	Downtown	0	Central	0	Buena Vista	0
8	Central	3	Marina	4	Buena Vista	0	Mission	0	Central	0
9	South of Market	3	Outer Sunset	4	Central	0	South of Market	0	South of Market	0
10	Ingleside	3	South Bayshore	2	Mission	0	South Bayshore	0	South Bayshore	0
11	Inner Sunset	3	South Central	2	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	Marina	2	Ingleside	2	Bernal Heights	0	South Central	0	South Central	0
13	Downtown	1	Inner Sunset	2	Ingleside	0	Ingleside	0	Ingleside	0
14	Buena Vista	1	Buena Vista	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Bernal Heights	0	Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		84		438		158		53		165

Source: San Francisco Department of City Planning, 1970

DISTRICT HIGHLIGHTS

Net Change

Of the fifteen districts, all except three displayed net increases this year. Of the 467 units which represent the total net change, nearly half were in the Central District, and these resulted from the completion of units in the Diamond Heights redevelopment project. The net change in the balance of the districts ranged from 75 units in the Richmond District to absolute losses in the South of Market. The net change of two units in the Western Addition does not give an indication of the dramatic transformation which the nearly balancing new construction and demolition figures of 522 and 520 respectively demonstrate. It may be fairly said that the major contribution to net change in 1969 was brought about by the completion of housing in redevelopment projects. In districts of the City not affected by redevelopment projects, very small gains were made. Net losses were experienced in the single-family and two-to-four-unit buildings, with the heaviest demolition of the latter being in the Western Addition. Greatest gains were made in the 20-or-more-unit structure and the largest number there was added in the Western Addition. In the 2-4, 5-9, and 10-19 unit categories, the Central District (Diamond Heights) was the ranking leader. The Inner Sunset and the South Central District made the major contribution to net gains in single-family housing.

New Construction

Over half of the 1,365 units completed in 1969 were located in the Western Addition and the Central District, in which Western Addition A1, A2, and Diamond Heights renewal projects were located. The major share of production in these areas is directly attributable to the construction of housing in the project areas. The balance of completed housing was distributed with 30 percent in three districts, roughly equal in the number of units -- Mission, Richmond, and the Northeast District, and the remaining 20 percent in the balance. Thus, as indicated in the net gain figures, one of the single most important contributors of housing to the City's stock in 1969 were those publicly sponsored projects in redevelopment areas. More than half of the units completed were in 20-or-more-unit structures and half of these were in the Western Addition. The Mission and Northeast districts accounted for the balance. In medium density units (5-19 units per structure) the Central and Western Addition districts were in the first rank, considerably above those districts falling in the second place. The Richmond District claimed the bulk of three- and four-unit buildings, the Central District led in duplexes, and the Inner Sunset, followed closely by the South Central District and Ingleside, contained the bulk of single-family construction.

Demolition

While the redevelopment areas unquestionably contributed the major share of housing completed in 1969, it accounted for 556 units of the total 898 demolished. The majority of demolitions occurred in the Western Addition district, with the heaviest loss of units in 2-4-unit structures and least in the 10-19 category. These losses all but offset the gains for the district as noted above, but, given the condition of many of the units, were inevitable. Removing the demolition occasioned by public actions, it is noteworthy that most of the units lost were in lower-density structures. These remain the vulnerable targets in the private market, and are prone to be affected first by decisions to rebuild in higher density or change to a more profitable use. The table reveals that while only a few districts suffered the loss of buildings containing five or more units, in nearly every district the loss of a single-family or a 2-4-unit building was recorded.

TABLE 14

THE 1969 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units/Structure			
Map No.	Name	Single Family	2-4	5 or More	Total
1	Richmond	12,254	11,513	8,795	32,562
2	Marina	3,244	5,705	15,293	24,242
3	Northeast	2,097	7,662	29,641	39,400
4	Downtown	380	316	35,992	36,688
5	Western Addition	2,453	6,904	16,736	26,093
6	Buena Vista	2,302	6,640	7,975	16,917
7	Central	8,274	8,481	5,232	21,987
8	Mission	3,168	8,242	10,514	21,924
9	South of Market	2,200	1,956	4,521	8,677
10	South Bayshore	5,701	1,528	3,643	10,872
11	Bernal Heights	4,884	2,525	752	8,161
12	South Central	18,983	1,652	1,858	22,493
13	Ingleside	16,559	761	2,656	19,976
14	Inner Sunset	9,800	3,354	3,367	16,521
15	Outer Sunset	19,632	2,595	1,603	23,830

Source: San Francisco Department of City Planning, 1970.

HOUSING IN REDEVELOPMENT AREAS

As the earlier figures cited in the report demonstrate, the major share of housing starts completed in 1969 are in those districts affected by redevelopment projects. So also are the major share of demolitions. Yet, it has been noted, that while demolition activity increased in 1969 over the previous years, the share attributable to public actions decreased. There is no reason to assume that demolitions occurring in the private market will be replaced with housing for those displaced by the action. Should the housing market be unfettered in 1970, which it gives no indication of being, the orientation of the private builder will be, appropriately, to produce that housing commanding reasonable profit. No constraint will be placed on his desire to do so, and he need make no provision for the inclusion of the unprofitable in his plans.

This year the housing contribution made by redevelopment projects has been dramatic, in terms of the overall net increase of housing in San Francisco. This is so not only in terms of the general housing totals for which construction in Diamond Heights and the Western Addition are responsible, but in the addition of moderate-income units as well. By early 1970, some 493 units of moderate income housing with 275 units in the Diamond Heights Glen Ridge project, and the balance in Martin Luther King Square (110) and Banneker Homes (108) will supplement the 331 units constructed in Saint Francis Square.

According to the San Francisco Redevelopment Agency, 331 units of low- to moderate-income housing were produced prior to 1968; 137 units were produced in 1968, and 138 in 1969. In early 1970, an additional 218 are to be completed.

As the table on the following page indicates, there are over 15,600 housing units included in the redevelopment program. Of these, more than 12,600 are new units. Of this new construction, 5,400 or 43 percent are socially oriented housing units for families and individuals of low to moderate incomes. A program of this magnitude necessarily entails removal of existing sub-standard housing, and there is also necessarily a time lag between the period of demolition and the period of replacement construction. The rate of new construction will be affected not only by normal factors in redevelopment such as acquisition of land, relocation of households into new standard housing, preparation of sites, design of buildings, selection of sponsors and arranging financing, but also by additional factors such as the vagaries of the housing financing market and of government funding for such projects.

TABLE 15

HOUSING UNITS PLANNED AND BUILT

IN RENEWAL AREAS

Project Area	Housing at Market Rate Interest		Housing at Below Market Rate Interest*		Public Housing		Total	
	Planned	Built	Planned	Built	Planned	Built	Planned	Built
Diamond Heights	2,125	582	437	275	0	0	2,562	857
Golden Gateway	2,258	1,254	0	0	0	0	2,258	1,254
Western Addition - A1	1,304	1,304	516	331	0	0	1,820	1,635
Western Addition - A2	900	0	2,708	0	200	0	3,808	0
Hunters Point	671	0	1,268	0	0	0	1,939	0
Yerba Buena	0	0	0	0	276	0	276	0
TOTAL	7,258	3,140	4,929	606	476	0	12,663	3,746

*To be financed under Section 221(d)(3) or Section 236; occupants must have limited income to qualify. Some units to be leased to the San Francisco Housing Authority under Section 23 leasing programs.

Source: San Francisco Redevelopment Agency, June 30, 1969

It may be said that the housing thus supplied falls short of need. That it does is a reflection upon national policies and priorities within which local governments must work, but with which they should not be satisfied.

SUMMARY OF THE DECADE

Shortly, the 1970 Census of Population and Housing will be taken, and its findings will provide a basis for the evaluation of many local trends in the composition of the City -- its people and their homes. It seems appropriate, in this document, to sum up a few rather general comments about the past ten years.

San Francisco Housing Stock, 1960 and 1969

A comparison of the housing stock of San Francisco in 1969 reveals that, in the overall, there has been little change in the total number of units added to the stock or in the relative standing of each structure type with respect to the total. The following table indicates numbers of units, relative percentage each structure type contributes to the stock, and the percentage of change within categories for the ten-year period.

TABLE 16

SAN FRANCISCO HOUSING STOCK
1960 and 1969

	1960		1969		
Structure Type	Units	Percent	Units	Percent	% Increase 1960 & 1969
Single family	110,236	36	112,326	34	2
2	37,973	12	38,021	11	-
3-4	31,546	10	32,463	10	3
5-9	33,216	11	36,961	11	11
10 or more	97,565	31	111,856	34	15
Total	310,536	100	331,627	100	6.7

Source: San Francisco Department of City Planning, 1970.

The total net change in the stock amounted to slightly more than two-thirds of one percent per year, or 6.7 percent for the decade. This small net increase may be explained not only by the fall off in housing production which occurred in the last four years, but by the simple fact that unless patterns of density are

drastically altered within the City, San Francisco may be considered to have reached very nearly its saturation point. Little land remains for development, unless large areas of industrial land or land which has been used for other purposes is committed to housing, major additions to the stock cannot be made without changes in the existing density of development.

In this respect, the slight decline in the percentage of single-family units, as a part of the whole stock and the increase in units contained in buildings of ten or more is an indication of the trend towards higher density. The largest numerical increase in housing units during the period occurred in the 10-or-more-unit building, and as a result, the number of housing units accounted for by low density (single-family homes) and high density (10-or-more-unit buildings) are equal, the remaining third of housing units approximately equally distributed in the groupings shown. Had construction trends continued for the late 1960's as they held for the first six years, the 10-or-more-unit category probably would have claimed the dominant percentage of units in the City.

New Construction

In the following table, the rise and fall of new construction may be seen. Bearing in mind the fact that new construction was recorded from April, 1960, the date of the Census and thus represents only three quarters of the year, the completions recorded from 1967 on are considerably lower than any of the preceding years.

The peak year for production in place was 1964, and for the two succeeding years a high rate was maintained, until the abrupt slump of 1967. Another aspect which the figures emphasize is the tendency towards increasing density of housing units. As the years pass, fewer structures account for more units. In 1960, the average number of units per structure was 2.54; in 1969 it was 7.00. In the intervening years there is an almost regular processions of this ratio upward, indicating the change in emphasis on structural type.

TABLE 17

RESIDENTIAL CONSTRUCTION, 1960-1969
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR

Year	No. of Structures	Percent	No. of Units	Percent
1960	728	11.8	1,850	6.8
1961	794	12.9	2,360	8.7
1962	866	14.1	3,483	12.8
1963	982	15.9	3,552	13.1
1964	880	14.3	4,638	17.0
1965	751	12.2	4,253	15.6
1966	482	7.8	3,000	11.0
1967	247	4.0	1,297	4.8
1968	242	3.8	1,403	5.2
1969	195	3.2	1,365	5.0
Total	6,167	100.0	27,201	100.0

Source: San Francisco Department of City Planning, 1970.

Demolition

During the decade, some six thousand units were removed from the housing stock by the action of the private market and public agencies. The largest single category of removals was in single-family housing, with the 5-9-unit building following. (See Appendix, Table C,) Many of the single-family removals occurred during the building "boom" of the early years, 1960 to 1965, when older structures were razed to make way for apartment houses.

TABLE 18

DEMOLITION, 1960-1969
NUMBER AND PERCENT OF STRUCTURES
AND UNITS BY YEAR

Year	No. of Structures	Percent	No. of Units	Percent
1960	212	7.7	621	10.2
1961	216	7.8	481	7.9
1962	247	9.0	445	7.3
1963	356	12.9	618	10.1
1964	383	13.9	702	11.5
1965	393	14.3	799	13.1
1966	201	7.3	404	6.6
1967	204	7.4	523	8.5
1968	255	9.4	619	10.1
1969	284	10.3	898	14.7
Total	2,751	100.0	6,110	100.0

Source: San Francisco Department of City Planning, 1970

Demolition is a part of the normal market process. Ideally, it would be confined to the structures that are substandard and cannot be rehabilitated. However, the data give no indication of the condition of structures removed, and, except for redevelopment areas, it cannot be assumed that removals resulted in the pruning of those 12,700 units classified by the Census of 1960 as seriously substandard. Even were this to be the case, the number of units removed from stock would amount to about one-half of those units, assuming that the majority of them are beyond feasible rehabilitation. Indeed, many of the structures taken in the private market actions may have been sound, their removal dictated by economic pressure rather than their physical condition.

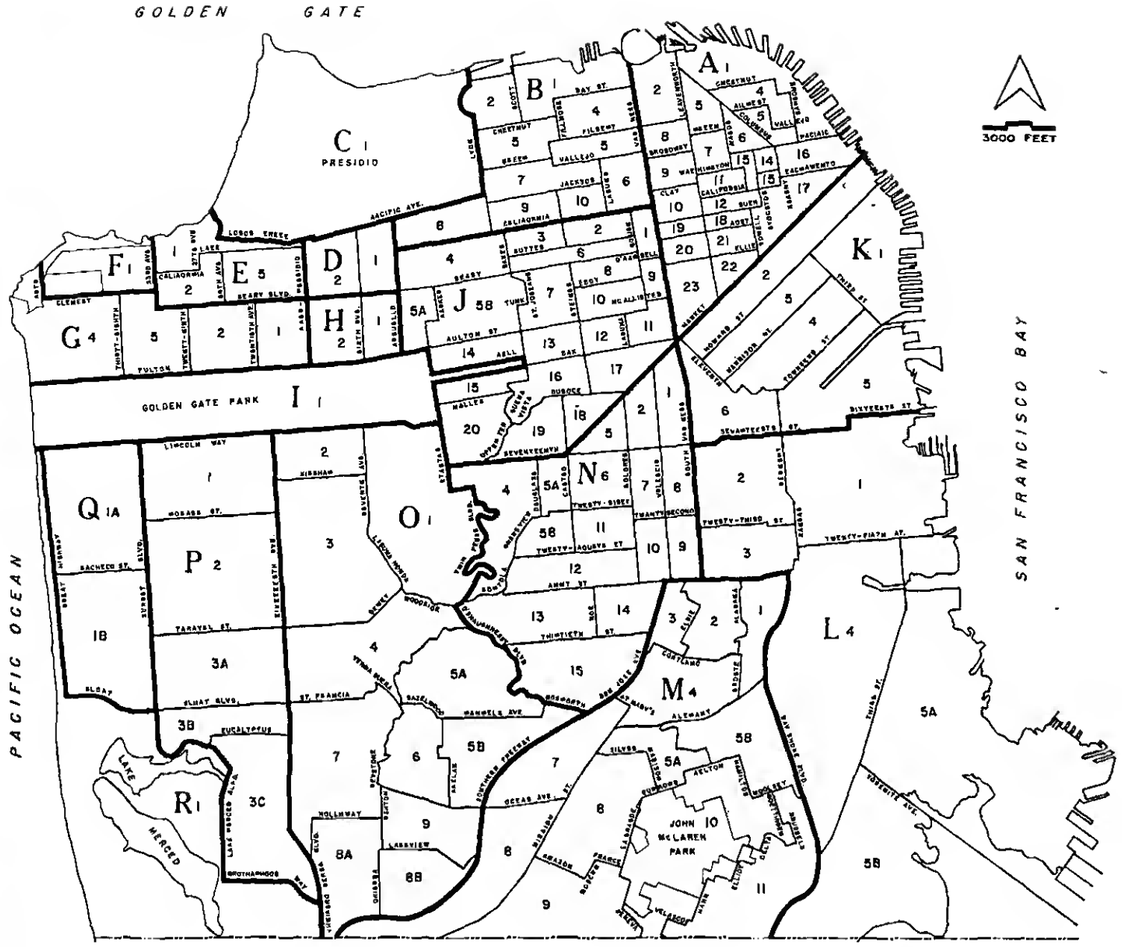
CONCLUSIONS AND IMPLICATIONS

As noted in the 1968 report, the combined public and private housing effort is not adequate to meet the goals set by the 1965 Community Renewal Program report, either in the provision of new housing or in the elimination of substandard units. The trend first noted in 1967 continues, housing completions decline and housing removals increase. For practical purposes, the addition of 1,365 housing units by new construction can accomplish little towards the easing of what is, demonstrably, a crisis in the housing market. Although low- and moderate-income families are the first to suffer in the present market, it must follow that with such a low rate of production, further diminished by removals, it is almost impossible to satisfy any part of the demand for housing.

This situation is, of course, not local. It is a part of the national crisis in housing, one considered by experts to be paralleled only by the immediate post-War years. The Mayor of San Francisco has testified before Senate committees on the seriousness of this problem. Citizens' groups have made their discontent known, and the publicity accorded housing in the past several years should make it a national concern, if the voluminous reports are heeded. Local public agencies, attempting to renew the stock of housing, are pressed by those within project areas to provide housing before displacement, and at prices they can afford. The same agencies seeking funding from Federal sources, the only available cash resource, are informed that appropriation for housing will be minimal, and that the level of present programs may, with luck, be maintained. Cities are being urged to find solutions within their own bailiwicks and not to rely on "outside" help. If the miracle of renewal to accommodate all people is to be performed, according to the current view, it must be performed first, "at home."

Realistically speaking, the trends of the past several years indicate the impossibility of a major breakthrough in the housing market, unless housing is recognized as a nationally needed good. No isolated technological innovations, no departmental reorganizations, no new ways to budget old money, and certainly no minute efforts on the local scale can break the national deadlock. Were San Francisco the only city to so suffer, there might be good reason to suggest that it alone should be responsible for its own dilemma. But though housing is a local product, the forces which control its production are directly affected by national events.

A P P E N D I X



1960 CENSUS TRACTS

APPENDIX TABLE A
NET CHANGE BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure: Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2,090	2,090	24	48	-83	-255	293	1,172	570	3,745	372	4,898	152	9,393	3,418	21,091
A1	2	2	-1	-2	1	3	0	0	1	8	1	12	7	520	11	543
2	-7	-7	2	4	2	6	1	4	5	32	1	12	3	343	7	394
3	5	5	3	6	0	0	1	4	3	16	0	0	3	156	15	187
4	-10	-10	1	2	1	3	0	0	2	16	4	55	1	90	-1	156
5	-2	-2	-2	-4	0	0	-1	-4	0	0	2	30	0	0	-3	20
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-5	-5	0	0	5	15	0	0	4	26	0	0	3	207	7	243
8	-3	-3	-1	-2	2	6	1	4	4	25	3	45	1	36	7	111
9	-3	-3	1	2	0	0	0	0	1	6	3	41	1	27	3	73
10	0	0	-1	-2	-2	-6	0	0	-1	-5	-1	-12	-2	-44	-7	-69
11	-2	-2	-1	-2	1	3	0	0	-1	-11	-1	-12	1	250	-3	226
12	0	0	0	0	0	0	0	0	0	0	-1	-16	3	375	2	359
13	0	0	0	0	0	0	0	0	0	0	1	13	2	134	3	147
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	-1	-1	0	0	0	0	0	0	0	0	0	0	2	68	1	67
20	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	782	1	782
B1	1	1	0	0	0	0	0	0	6	65	0	0	0	0	7	66
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	-1	-1	0	0	2	6	-1	-4	3	24	5	69	2	45	10	139
4	-6	-6	-3	-6	-4	-12	1	4	15	113	4	53	1	24	8	170
5	-9	-9	-9	-18	1	3	2	8	5	39	7	94	3	69	0	186
6	-4	-4	-4	-8	-3	-9	0	0	3	20	10	131	6	371	8	501
7	0	0	-3	-6	0	0	-1	-4	1	12	4	54	3	62	4	118
8	-1	-1	-7	-14	1	3	-1	-4	-1	-7	1	16	0	0	-8	-7
9	-6	-6	-5	-10	-1	-3	3	12	4	31	10	121	0	0	5	145
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	-21	-21	-12	-24	-3	-9	5	20	16	103	3	37	2	44	-10	153
2	-33	-33	-14	-28	-1	-3	6	24	33	200	8	109	0	0	-1	269
E1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-37	-37	-3	-6	1	3	15	60	29	175	15	191	2	45	22	431
3	-50	-50	-9	-18	-6	-18	19	76	38	225	12	168	1	21	5	404
F1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G1	-21	-21	1	2	-1	-3	8	32	8	45	2	22	2	48	-1	125
2	-23	-23	-1	-2	2	6	8	32	24	153	3	34	2	51	15	251
3	-14	-14	25	50	0	0	4	16	9	68	5	52	0	0	29	172
4	-19	-19	14	28	7	21	3	12	18	116	8	112	1	24	32	294

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
H1	-25	-25	-2	-4	-5	-15	3	12	17	112	5	71	2	43	-5	194
2	-21	-21	-4	-8	-2	-6	1	4	16	112	4	60	0	0	-6	141
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-15	-15	-12	-24	-12	-36	-4	-16	0	5	4	55	3	99	-36	68
3	-9	-9	-7	-14	-1	-3	0	0	0	0	0	0	0	0	-17	-26
4	-15	-15	-6	-12	1	3	1	4	7	51	2	23	0	0	-10	54
5A	-13	-13	-1	-2	-3	-9	1	4	7	45	6	87	0	0	-3	112
5B	-12	-12	-5	-10	3	9	7	28	10	64	3	34	0	0	6	113
6	-10	-10	-19	-38	-10	-30	-1	-4	-2	-15	-1	-6	2	464	-41	361
7	-17	-17	-25	-50	-15	-45	-8	-32	-5	-33	-1	-3	7	210	-64	30
8	-9	-9	-18	-36	-14	-42	-6	-24	-8	-51	4	62	9	375	-42	275
9	-2	-2	-3	-6	-4	-12	-1	-4	-4	-26	0	0	2	227	-12	177
10	-24	-24	-46	-92	-28	-84	-13	-52	-16	-104	-4	-45	1	211	-130	-190
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	-2	-2	-4	-8	-2	-6	-3	-12	3	28	10	141	6	133	8	274
13	-4	-4	-2	-4	0	0	1	4	0	5	0	0	0	0	-5	1
14	-6	-6	-7	-14	-2	-6	0	0	1	8	0	0	0	0	-14	-18
15	-2	-2	-1	-2	0	0	1	4	-1	-15	4	44	0	0	1	29
16	-1	-1	2	4	-4	-12	1	4	5	36	2	27	0	0	5	58
17	-3	-3	-6	-12	-1	-3	1	4	9	59	12	187	3	75	15	307
18	-4	-4	-3	-6	-1	-3	0	0	-1	-11	-1	-12	0	0	-10	-36
19	-5	-5	60	120	5	15	3	12	4	30	4	67	3	99	73	338
20	-4	-4	7	14	3	9	2	8	5	34	2	24	1	21	17	106
K1	-5	-5	-7	-14	-4	-12	-2	-8	-5	-29	0	0	0	0	-23	-68
2	-4	-4	-8	-16	-1	-3	-1	-4	-2	-14	0	0	-1	-120	-17	-161
3	-6	-6	-6	-12	-18	-54	-4	-16	-5	-30	-1	-10	0	0	-40	-128
4	-7	-7	-7	-14	-1	-3	0	0	-1	-6	0	0	0	0	-16	-30
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-10	-10	-4	-8	-2	-6	0	0	-5	-30	-1	-12	0	0	-22	-66
L1	-29	-29	18	36	3	9	12	48	2	2	3	41	0	10	9	117
2	-22	-22	-5	-10	0	0	7	28	3	25	2	29	2	60	-13	110
3	-14	-14	-4	-8	-2	-6	3	12	2	15	0	0	2	46	-13	45
4	49	49	4	8	-1	-3	8	32	1	6	2	20	0	0	63	112
5A	17	17	2	4	0	0	2	8	0	-6	6	72	0	0	27	95
5B	63	63	0	0	0	0	0	0	23	156	-1	46	0	0	85	265
M1	69	69	14	28	2	6	6	24	2	16	0	0	0	0	93	143
2	40	40	8	16	1	3	1	4	3	19	0	0	0	0	53	82
3	-3	-3	-7	-14	-1	-3	4	16	0	3	2	30	0	0	-5	29
4	37	37	16	32	0	0	6	24	5	27	3	30	0	0	67	150
5A	47	47	-1	-2	0	0	0	0	1	6	0	0	0	0	47	51
5B	22	22	8	16	1	3	1	4	6	46	0	0	0	0	38	91
6	111	111	1	2	3	9	6	24	3	18	0	0	0	0	124	164
7	-23	-23	-2	-4	1	3	1	4	3	16	0	0	-1	-21	-32	-25
8	-10	-10	5	10	1	3	6	24	4	31	2	24	2	49	10	131
9	264	264	2	4	0	0	1	4	3	23	2	30	0	0	272	325
10	163	163	3	6	0	0	10	40	1	6	1	10	0	0	178	225
11	378	378	10	20	2	6	0	0	4	27	4	47	1	573	399	1,051
N1	-4	-4	-5	-10	-2	-6	-2	-8	-5	-29	-1	-10	0	0	-19	-67
2	-3	-3	-2	-4	-1	-3	3	12	3	22	2	22	2	134	4	180
3	-6	-6	-3	-6	0	0	2	8	9	59	0	0	4	183	6	238
4	-1	-1	24	48	15	45	16	64	29	190	61	788	5	143	149	1,277

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N5A	-7	-7	2	4	2	6	-2	-8	6	46	2	30	1	26	4	97
5B	-11	-11	10	20	-1	-3	4	16	9	63	3	38	3	87	17	210
6	5	5	0	0	4	12	0	0	9	57	4	53	1	30	23	157
7	-7	-7	-3	-6	-1	-3	4	16	5	34	2	29	3	63	3	126
8	-5	-5	-11	-22	0	0	4	16	1	8	-1	-11	2	151	-8	137
9	-9	-9	-18	-36	-2	-6	1	4	1	5	2	29	0	0	-25	-13
10	-9	-9	-5	-10	-1	-3	8	32	9	81	2	27	0	0	4	118
11	4	4	4	8	0	0	1	4	7	44	3	44	1	30	20	134
12	-16	-16	6	12	3	9	13	52	7	44	3	42	4	91	20	234
13	274	274	35	70	1	3	6	24	7	43	9	116	0	0	332	530
14	-27	-27	-9	-18	-2	-6	17	68	16	109	7	77	0	0	11	203
15	124	124	10	20	3	9	19	76	23	167	7	76	0	0	186	472
O1	284	284	2	4	0	0	17	68	11	72	15	284	4	285	333	997
2	-52	-52	-14	-28	0	0	15	60	44	270	16	202	2	57	11	509
3	160	160	33	66	4	12	11	44	5	37	5	62	1	24	219	405
4	51	51	1	2	0	0	0	0	0	0	0	0	0	0	52	53
5A	408	408	2	4	0	0	0	0	0	0	0	0	0	0	410	412
5B	63	63	2	4	3	9	5	20	3	17	4	60	2	44	82	217
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	81	81	4	8	0	0	1	4	1	6	1	16	0	0	88	115
8B	79	79	5	10	1	3	0	0	2	14	1	12	0	0	88	118
9	14	14	2	4	0	0	1	4	3	21	0	0	0	0	20	43
P1	-4	-4	1	2	3	9	8	32	14	97	4	46	1	27	27	209
2	5	5	0	0	1	3	2	8	2	14	3	35	0	30	13	65
3A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	-10	-10	22	44	-1	-3	15	60	28	185	6	77	1	24	61	377
1B	28	28	11	22	1	3	1	4	6	35	1	18	3	66	51	176
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE 8
NEW CONSTRUCTION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure: Single Family Str.	Single Family Unit	2 Str.	2 Unit	3 Str.	3 Unit	4 Str.	4 Unit	5-9 Str.	5-9 Unit	10-19 Str.	10-19 Unit	20 or more Str.	20 or more Unit	Total Str.	Total Unit
City Total	3,712	3,712	605	1,210	123	369	388	1,552	750	4,939	423	5,534	166	9,885	6,167	27,201
A1	4	4	0	0	1	3	0	0	2	13	1	12	7	520	15	552
2	1	1	6	12	2	6	1	4	5	32	1	12	7	343	23	410
3	6	6	5	10	0	0	1	4	3	16	0	0	3	156	18	192
4	2	2	5	10	3	9	1	4	5	33	4	55	1	90	21	203
5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
7	2	2	3	6	5	15	0	0	5	32	0	0	3	207	18	262
8	0	0	1	2	2	6	1	4	4	25	3	45	1	36	12	118
9	2	2	2	4	0	0	0	0	1	6	3	41	1	27	9	80
10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
11	2	2	1	2	2	6	0	0	3	16	0	0	3	294	11	320
12	0	0	0	0	0	0	0	0	0	0	0	0	4	407	4	407
13	0	0	1	2	0	0	0	0	0	0	1	13	2	134	4	149
14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
15	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1,086	36	1,146
17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	2	810	2	810
B1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	2	2	0	0	0	0	0	0	2	15	0	0	0	0	4	17
3	4	4	8	16	2	6	0	0	4	29	5	69	2	45	25	169
4	0	0	4	8	0	0	1	4	15	113	5	65	1	24	26	214
5	2	2	0	0	2	6	2	8	6	44	7	94	3	69	22	223
6	3	3	0	0	0	0	0	0	4	28	12	152	6	371	25	554
7	9	9	0	0	0	0	0	0	4	31	7	102	3	62	23	204
8	7	7	0	0	1	3	0	0	1	7	2	28	0	0	11	45
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	0	0	0	0	0	0	5	20	18	114	3	37	2	44	28	215
2	0	0	0	0	0	0	7	28	34	206	8	109	0	0	49	343
E1	11	11	0	0	0	0	0	0	4	26	0	0	0	0	15	37
2	4	4	2	4	1	3	15	60	29	175	15	191	2	45	68	482
3	1	1	3	6	0	0	22	88	39	233	12	168	1	21	78	517
F1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G1	2	2	1	2	0	0	8	32	8	45	2	22	2	48	23	151
2	2	2	2	4	2	6	9	36	24	153	3	34	2	51	44	286
3	3	3	26	52	0	0	5	20	9	68	6	70	0	0	49	213
4	4	4	16	32	9	27	3	12	18	116	8	112	1	24	59	327
H1	1	1	0	0	0	0	4	16	20	128	5	71	2	43	32	259
2	0	0	0	0	0	0	1	4	17	117	4	60	0	0	22	181

Census Tract	Units per Structure: Single Family Str.	Single Family Unit	2 Str.	2 Unit	3 Str.	3 Unit	4 Str.	4 Unit	5-9 Str.	5-9 Unit	10-19 Str.	10-19 Unit	20 or more Str.	20 or more Unit	Total Str.	Total Unit
I1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
J1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	1	4	3	23	4	55	3	99	11	181
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
4	2	2	3	6	2	6	1	4	7	51	3	33	0	0	18	102
5A	3	3	3	6	0	0	2	8	9	57	8	107	0	0	25	181
5B	2	2	1	2	3	9	8	32	10	64	6	70	0	0	30	179
6	1	1	0	0	0	0	1	4	1	8	1	17	3	501	7	531
7	2	2	2	4	0	0	1	4	3	21	4	62	8	230	20	323
8	1	1	0	0	0	0	0	0	1	7	13	174	10	417	25	599
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	5	39	10	141	6	133	23	321
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	12	187	3	75	25	325
18	0	0	0	0	0	0	0	0	2	12	0	0	0	0	2	12
19	5	5	62	124	5	15	3	12	4	30	4	67	3	99	86	352
20	3	3	10	20	3	9	4	16	6	42	2	24	1	21	29	135
K1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
L1	14	14	27	54	5	15	13	52	14	97	3	41	1	30	77	303
2	1	1	5	10	1	3	7	28	6	43	3	41	2	60	25	186
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	94	94	9	18	0	0	8	32	1	6	2	20	0	0	114	170
5A	53	53	8	16	0	0	2	8	3	18	6	72	0	0	72	167
58	76	76	0	0	0	0	0	0	23	156	19	206	0	0	118	438
M1	82	82	16	32	3	9	6	24	2	16	0	0	0	0	109	163
2	49	49	10	20	1	3	1	4	3	19	0	0	0	0	64	95
3	4	4	12	24	0	0	4	16	2	14	2	30	0	0	24	88
4	58	58	21	42	0	0	6	24	5	27	3	30	0	0	93	181
5A	54	54	0	0	0	0	0	0	1	6	0	0	0	0	55	60
58	69	69	15	30	2	6	1	4	6	46	0	0	0	0	93	155
6	140	140	4	8	5	15	6	24	3	18	0	0	0	0	158	205
7	20	20	4	8	2	6	2	8	3	16	0	0	0	0	31	58
8	50	50	9	18	1	3	6	24	6	41	2	24	2	49	76	209
9	271	271	4	8	0	0	1	4	3	23	2	30	0	0	281	336
10	174	174	3	6	0	0	10	40	1	6	1	10	0	0	189	236
11	433	433	12	24	3	9	3	12	4	27	4	47	1	573	460	1,125
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
2	0	0	1	2	0	0	3	12	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	26	52	15	45	19	76	29	190	61	788	5	143	171	1,310
5A	0	0	5	10	3	9	0	0	7	51	2	30	1	26	18	126

New Construction - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
5B	69	69	15	30	2	6	1	4	6	46	0	0	0	0	93	155
6	140	140	4	8	5	15	6	24	3	18	0	0	0	0	158	205
7	20	20	4	8	2	6	2	8	3	16	0	0	0	0	31	58
8	50	50	9	18	1	3	6	24	6	41	2	24	2	49	76	209
9	271	271	4	8	0	0	1	4	3	23	2	30	0	0	281	336
10	174	174	3	6	0	0	10	40	1	6	1	10	0	0	189	236
11	433	433	12	24	3	9	3	12	4	27	4	47	1	593	460	1,125
N1	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
2	0	0	1	2	0	0	3	12	4	28	2	22	2	134	12	198
3	2	2	0	0	0	0	2	8	10	66	0	0	4	183	18	259
4	16	16	26	52	15	45	19	76	29	190	61	788	5	143	171	1,310
5A	0	0	5	10	3	9	0	0	7	51	2	30	1	26	18	126
N5B	2	2	13	26	0	0	5	20	9	63	3	38	3	87	35	236
6	14	14	6	12	5	15	2	8	9	57	4	53	1	30	41	189
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	3	215	10	246
9	0	0	0	0	0	0	1	4	4	22	2	29	0	0	7	55
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	4	12	13	52	7	44	3	42	4	91	48	268
13	286	286	35	70	1	3	6	24	7	43	9	116	0	0	344	542
14	3	3	2	4	1	3	17	68	17	114	7	77	0	0	47	269
15	189	189	17	34	3	9	20	80	23	167	7	76	0	0	259	555
O1	304	304	12	24	0	0	17	68	11	72	14	174	5	395	363	1,037
2	2	2	2	4	4	12	15	60	44	270	15	202	2	57	84	607
3	196	196	35	70	4	12	11	44	5	37	5	62	1	24	257	445
4	53	53	1	2	0	0	0	0	0	0	0	0	0	0	54	55
5A	413	413	2	4	0	0	0	0	0	0	0	0	0	0	415	417
5B	86	86	4	8	3	9	5	20	3	17	4	60	2	44	107	244
6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
7	16	16	1	2	0	0	0	0	0	0	0	0	1	40	18	58
8A	94	94	4	8	0	0	1	4	1	6	1	16	0	0	101	128
8B	111	111	6	12	1	3	0	0	2	14	1	12	0	0	121	152
9	66	66	6	12	1	3	1	4	3	21	0	0	0	0	77	106
P1	7	7	3	6	3	9	8	32	15	103	4	46	1	27	41	230
2	9	9	0	0	1	3	2	8	2	14	3	35	0	0	17	69
3A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	28	28	31	62	1	3	16	64	28	185	6	77	1	24	111	443
1B	28	28	11	22	1	3	2	8	6	35	1	18	3	66	52	180
R1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C
DEMOLITION BY CENSUS TRACT AND STRUCTURE TYPE
SAN FRANCISCO
April 1, 1960 to December 31, 1969

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1,622	1,622	581	1,162	208	624	95	380	180	1,194	51	636	14	492	2,751	6,110
A1	2	2	1	2	0	0	0	0	1	5	0	0	0	0	4	9
2	8	8	4	8	0	0	0	0	0	0	0	0	0	0	12	16
3	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
4	12	12	4	8	2	6	1	4	3	17	0	0	0	0	22	47
5	2	2	3	6	0	0	1	4	1	6	0	0	0	0	7	18
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	7	7	3	6	0	0	0	0	1	6	0	0	0	0	11	19
8	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
9	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
10	0	0	1	2	3	9	0	0	2	13	1	12	2	44	9	80
11	4	4	2	4	1	3	0	0	4	27	1	12	2	44	14	94
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
20	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	5	5	8	16	0	0	1	4	1	5	0	0	0	0	15	30
4	6	6	7	14	4	12	0	0	0	0	1	12	0	0	18	44
5	11	11	9	18	1	3	0	0	1	5	0	0	0	0	22	37
6	7	7	4	8	3	9	0	0	1	8	2	21	0	0	17	53
7	9	9	3	6	0	0	1	4	3	19	3	48	0	0	19	86
8	8	8	7	14	0	0	1	4	2	14	1	12	0	0	19	52
9	6	6	7	14	1	3	0	0	3	22	0	0	0	0	17	45
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77
C1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D1	21	21	12	24	3	9	0	0	2	11	0	0	0	0	38	65
2	33	33	14	28	1	3	1	4	1	6	0	0	0	0	50	74
E1	4	4	1	2	0	0	1	4	0	0	0	0	0	0	6	10
2	41	41	5	10	0	0	0	0	0	0	0	0	0	0	46	51
3	51	51	12	24	6	18	3	12	1	8	0	0	0	0	73	113
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	23	23	0	0	1	3	0	0	0	0	0	0	0	0	24	26
2	25	25	3	6	0	0	1	4	0	0	0	0	0	0	29	35
3	17	17	1	2	0	0	1	4	0	0	1	18	0	0	20	41
4	23	23	2	4	2	6	0	0	0	0	0	0	0	0	27	33
H1	26	26	2	4	5	15	1	4	3	16	0	0	0	0	37	65

Demolition - Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
H2	21	21	4	8	2	6	0	0	1	5	0	0	0	0	28	40
J1	4	4	1	2	1	3	1	4	2	14	3	38	0	0	12	65
2	15	15	12	24	12	36	5	20	3	18	0	0	0	0	47	113
3	9	9	7	14	1	3	1	4	0	0	0	0	0	0	18	30
4	17	17	9	18	1	3	0	0	0	0	1	10	0	0	28	48
5A	16	16	4	8	3	9	1	4	2	12	2	20	0	0	28	69
5B	14	14	6	12	0	0	1	4	0	0	3	36	0	0	24	66
6	11	11	19	38	10	30	2	8	3	23	2	23	1	37	48	170
7	19	19	27	54	15	45	9	36	8	54	5	65	1	20	84	293
8	10	10	18	36	14	42	6	24	9	58	9	112	1	42	67	324
9	2	2	3	6	4	12	1	4	4	26	0	0	0	0	14	50
10	24	24	47	94	28	84	13	52	19	124	5	60	1	20	137	458
11	1	1	4	8	2	6	0	0	1	6	1	13	0	0	9	34
12	2	2	4	8	2	6	5	20	2	11	0	0	0	0	15	47
13	4	4	2	4	0	0	0	0	2	12	0	0	0	0	8	20
14	7	7	7	14	2	6	0	0	0	0	0	0	0	0	16	27
15	2	2	1	2	0	0	1	4	5	41	0	0	0	0	9	49
16	1	1	1	2	4	12	0	0	2	13	0	0	0	0	8	28
17	3	3	6	12	1	3	0	0	0	0	0	0	0	0	10	18
18	4	4	3	6	1	3	0	0	3	23	1	12	0	0	12	48
19	10	10	2	4	0	0	0	0	0	0	0	0	0	0	12	14
20	7	7	3	6	0	0	2	8	1	8	0	0	0	0	13	29
K1	5	5	7	14	4	12	2	8	5	29	0	0	0	0	23	68
2	4	4	8	16	1	3	1	4	2	14	0	0	1	120	17	181
3	6	6	6	12	18	54	4	16	5	30	1	10	0	0	40	128
4	7	7	7	14	1	3	0	0	1	6	0	0	0	0	16	30
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	10	10	4	8	2	6	1	4	5	30	1	12	0	0	23	70
L1	43	43	9	18	2	6	1	4	12	95	0	0	1	20	68	186
2	23	23	10	20	1	3	0	0	3	18	1	12	0	0	38	76
3	14	14	6	12	3	9	1	4	1	5	0	0	0	0	25	44
4	45	45	5	10	1	3	0	0	0	0	0	0	0	0	51	58
5A	36	36	6	12	0	0	0	0	3	24	0	0	0	0	45	72
5B	13	13	0	0	0	0	0	0	20	160	0	0	0	0	33	173
M1	13	13	2	4	1	3	0	0	0	0	0	0	0	0	16	20
2	9	9	2	4	0	0	0	0	0	0	0	0	0	0	11	13
3	7	7	19	38	1	3	0	0	2	11	0	0	0	0	29	59
4	21	21	5	10	0	0	0	0	0	0	0	0	0	0	26	31
5A	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
5B	47	47	7	14	1	3	0	0	0	0	0	0	0	0	55	64
6	29	29	3	6	2	6	0	0	0	0	0	0	0	0	34	41
7	43	43	6	12	1	3	1	4	0	0	0	0	1	21	52	83
8	60	60	4	8	0	0	0	0	2	10	0	0	0	0	66	78
9	7	7	2	4	0	0	0	0	0	0	0	0	0	0	9	11
10	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
11	55	55	2	4	1	3	3	12	0	0	0	0	0	0	61	74
N1	6	6	5	10	3	9	2	8	5	29	1	10	0	0	22	72
2	3	3	3	6	1	3	0	0	1	6	0	0	0	0	8	18
3	8	8	3	6	0	0	0	0	1	7	0	0	0	0	12	21
4	17	17	2	4	0	0	3	12	0	0	0	0	0	0	22	33
5A	7	7	3	6	1	3	2	8	1	5	0	0	0	0	14	29

Demolition- Continued

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
N5B	13	13	3	6	1	3	1	4	0	0	0	0	0	0	18	26
6	9	9	6	12	1	3	2	8	0	0	0	0	0	0	18	32
7	7	7	4	8	1	3	0	0	0	0	0	0	0	0	12	18
8	5	5	12	24	0	0	0	0	1	5	1	11	1	64	20	109
9	9	9	18	36	2	6	0	0	3	17	0	0	0	0	32	68
10	10	10	7	14	2	6	1	4	7	39	0	0	0	0	27	73
11	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
12	23	23	4	8	1	3	0	0	0	0	0	0	0	0	28	34
13	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12
14	30	30	11	22	3	9	0	0	1	5	0	0	0	0	45	66
15	65	65	7	14	0	0	1	4	0	0	0	0	0	0	73	83
O1	20	20	10	20	0	0	0	0	0	0	0	0	0	0	30	40
2	54	54	16	32	4	12	0	0	0	0	0	0	0	0	74	98
3	36	36	2	4	0	0	0	0	0	0	0	0	0	0	38	40
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	23	23	2	4	0	0	0	0	0	0	0	0	0	0	25	27
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
8B	32	32	1	2	0	0	0	0	0	0	0	0	0	0	33	34
9	52	52	4	8	1	3	0	0	0	0	0	0	0	0	57	63
P1	11	11	2	4	0	0	0	0	1	6	0	0	0	0	14	21
2	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	38	38	9	18	2	8	1	4	0	0	0	0	0	0	50	66
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

A C K N O W L E D G M E N T S

City and County of San Francisco
Department of City Planning

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This report was written by Mr. M. F. Groat, Planner IV, Urban Systems Analyst. Data collection and research was carried out by Mrs. Theresa Kelso and Mr. Clifford Marks, Planners I, and graphics were prepared under the direction of Mrs. Ruth Durbin, City Planning Draftsman. Miss Lenora Lee and Mrs. Ibbie Sims provided clerical assistance.